

3744 WAGON WHEEL RD, SPRINGDALE, AR

7,840 SF FLEX SPACE FOR LEASE



PALMER HAYS, SIOR MEMBER ASSOCIATE
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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

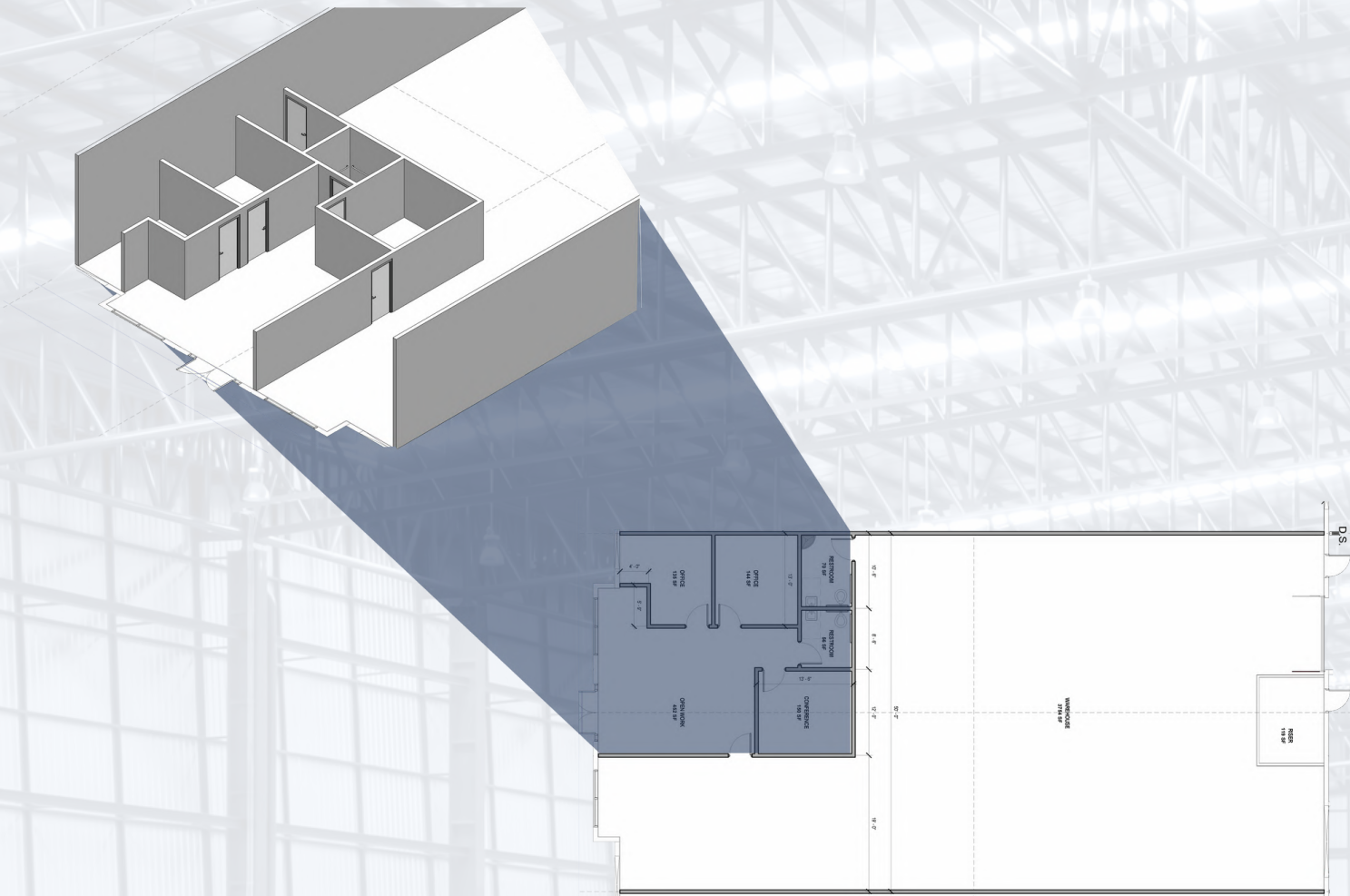
AVAILABLE:	7,840 SF
ASKING RENT:	\$15.50 PSF NNN
ROLL-UP DOORS:	1 (12' x 10')
CLEAR HEIGHT:	23'
COMMUNITY DOCK:	1
YEAR BUILT:	2023
PARKING:	22 SPACES
SPRINKLERS:	YES

SITE HIGHLIGHTS

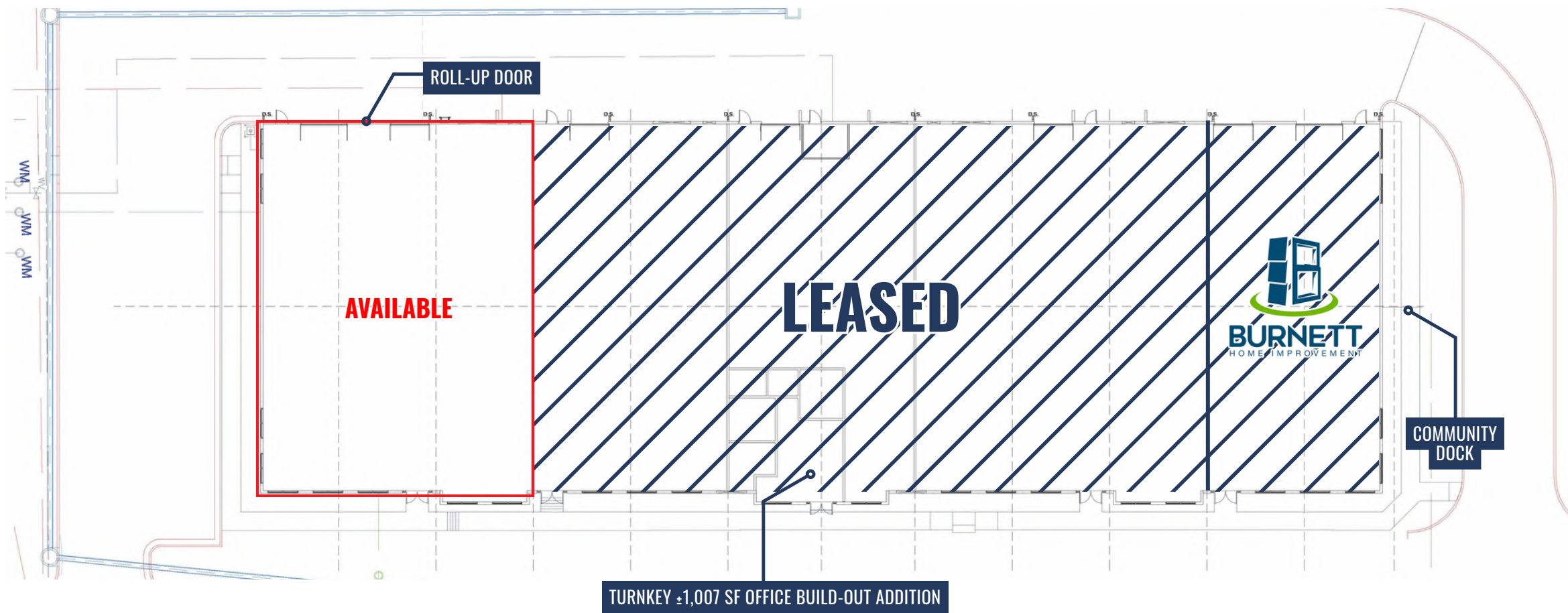
±7,840 SF of flex space with a ±1,007 SF turnkey office build-out delivering soon. Features include 23’ clear height, 12’x10’ roll-up door, and 1 community dock. Prime location just 0.4 miles from I-49. \$15.50 PSF.

360° VIRTUAL TOUR

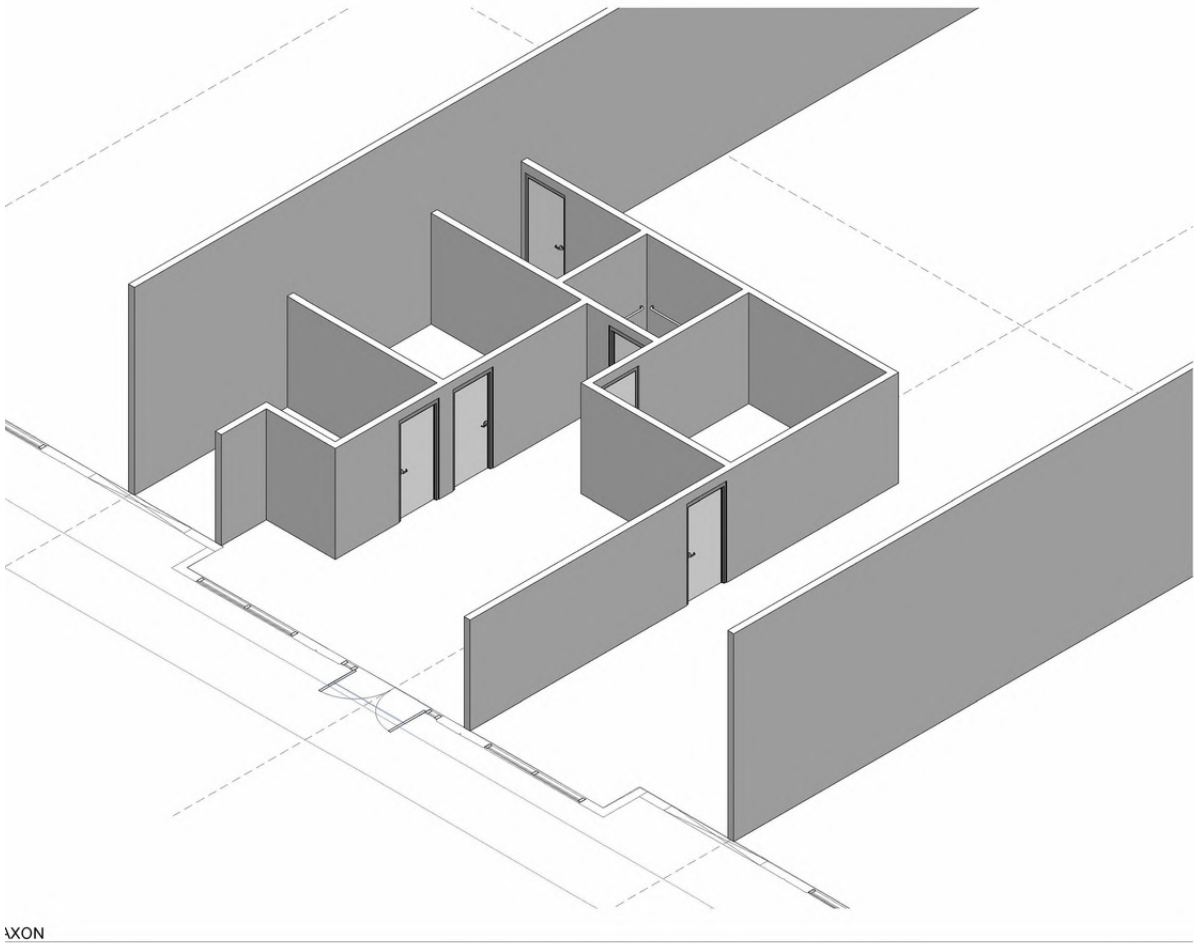
TURNKEY ±1,007 SF OFFICE BUILD-OUT ADDITION
SPACE WILL BE DELIVERED WITH THE BELOW PICTURED IMPROVEMENTS



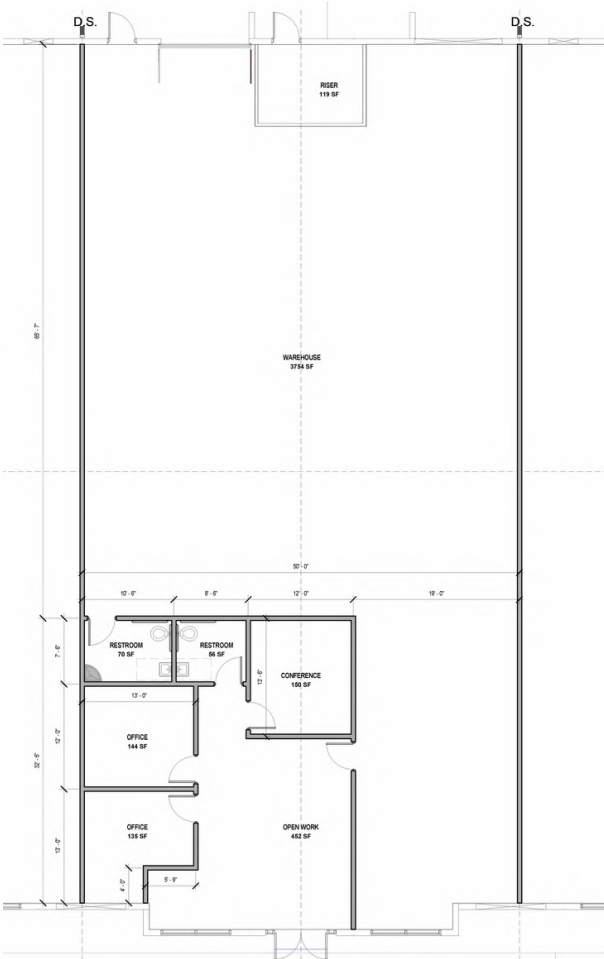
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AXON



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SITE PHOTO

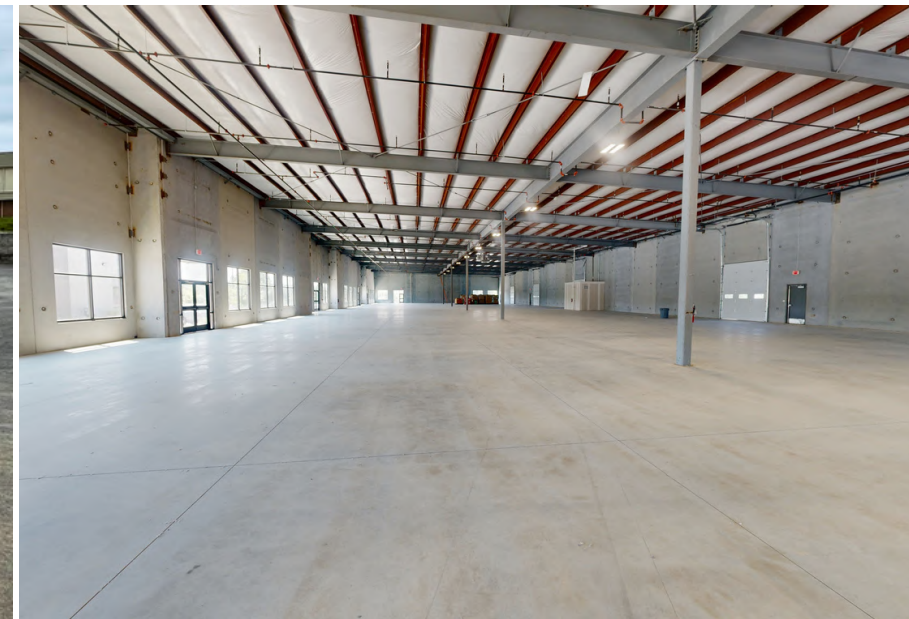


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SITE PHOTOS



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AERIAL VIEW



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AERIAL VIEW



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BACK OF BUILDING



COMMUNITY
DOCK

7,840 SF



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AERIAL MAP VIEW



INTERSTATE-49

0.4 MILES 1 MIN

71-B

1.8 MILES 3 MIN

J.B. HUNT

3.9 MILES 6 MIN

ARKANSAS-MISSOURI RAILROAD

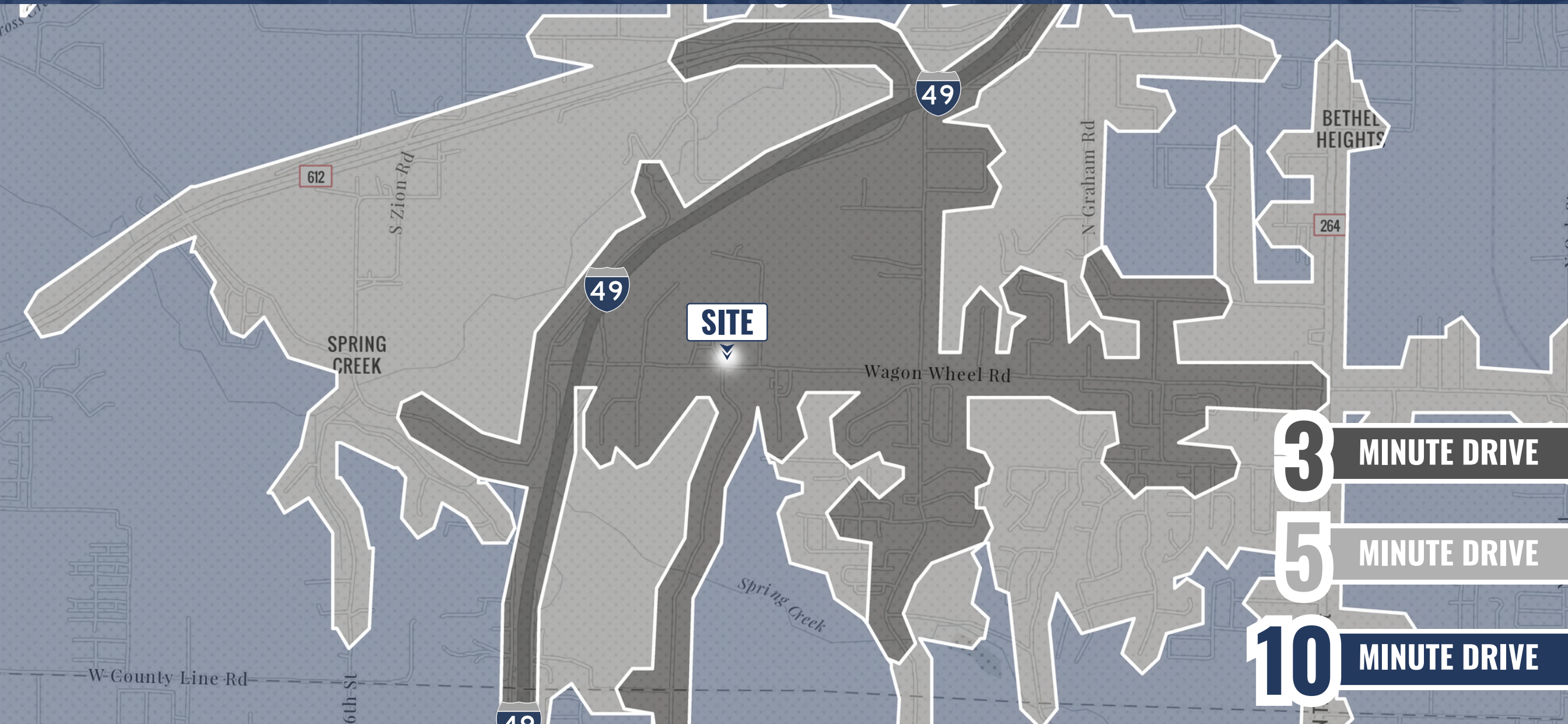
5.2 MILES 11 MIN



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DRIVE TIME MAP



3 MINUTE DRIVE

5 MINUTE DRIVE

10 MINUTE DRIVE



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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